

Calhoun County Metropolitan Planning Commission
Minutes
November 25, 2013

Present: Comrs. Daniel Kesselring, Robert Bolton, Larry Rizor, Blaine VanSickle, Kelli Scott, Suzanne Ebright and Rebecca Rocho. Staff: Planning Consultant Jennifer Bomba and Executive Assistant/Deputy Clerk Chris McComb.

Excused: Terence Lunger

1. The November 25, 2013 Planning Commission Meeting was called to order at 4:00 p.m.
2. Roll was called by the Deputy Clerk.
3. Approval of Agenda

“Moved Rizor, supported by Kesselring to approve the November 25, 2013 Planning Commission agenda as presented.”

On a voice vote, Motion **CARRIED**.

4. Public Comment

There was none.

5. Approval of September 23, 2013 Meeting Minutes

“Moved Kesselring, supported by VanSickle to approve the September 23, 2013 Planning Commission meeting minutes as presented.”

On a voice vote, Motion **CARRIED**.

6. Communication

A. Southcentral Michigan Planning Council FY 2013 Annual Report

Planning Consultant Bomba presented the annual report of the SMPC, explaining there had been a reorganization of the SMPC that Rand Bowman ran for many years. She stated the report lists the members from each county represented.

B. 2014 Calhoun County Planning Commission Meeting Schedule

“Moved Kesselring, supported by VanSickle to approve the 2014 Calhoun County Planning Commission meeting schedule as presented.”

On a voice vote, Motion **CARRIED**.

7. New Business

a. County Planning Commission By-Laws

Planning Consultant Bomba presented an updated draft version of bylaws, stating she had been comparing it to other counties. She stated they would be approved by the Planning Commission then sent to the Board of Commissioners for final adoption. She led discussion on the bylaws, touching on questions the Commissioners had and explaining that the wording in the bylaws matched what was in the ordinance.

Staff will bring back for further review after making suggested amendments.

8. Township Planning & Zoning Coordination

- A. 10-13-01, Eckford Township: PA 116 Application for Wayne Cornell
- B. 10-13-02, Fredonia Township: PA 116 Application for John Powers
- C. 10-13-03, Athens Township: PA 116 Application for M&C Farming, LLC
- D. 10-13-04, Athens Township: PA 116 Application for M&C Farming, LLC
- E. 10-13-05, Emmett Township: PA 116 Application for Boersen Farms Properties, Inc
- F. 10-13-06, Leroy Township: PA 116 Application for Boersen Farms Properties, Inc
- G. 10-13-07, Lee Township: PA 116 Application for Boersen Farms Properties, Inc
- H. 10-13-08, Clarence Township: PA 116 Application for Boersen Farms Properties, Inc

Staff recommended a blanket approval for agenda items 8A – 8H.

Member Rocho questioned the amount of types of land listed on the applications and noted that some of the applications listed income made from the land. She stated for the record, referencing agenda item 8B, that John Powers was her cousin. Rocho also noted that agenda item 8B, 10-13-02 should be Eckford Township, not Fredonia.

“Moved Rizor, supported by Bolton to approve agenda items 8A through 8H, PA 116 applications from Wayne Cornell, John Powers, M&C Farming, LLC and Boerson Farms Properties, Inc as presented.”

On a voice vote, Motion **CARRIED**.

I. 10-13-09, Leroy Township: Zoning Map Amendment, Section 10, David Jacques

Planning Consultant Bomba explained that Leroy Township has received a rezoning request for property located around Sonoma Lake. The request is to change the zoning from open space water body conservation to low density residential. She explained that the subject property is a man-made island created through dredge and fill activities. She stated the change was consistent with Leroy Township's Master Plan, however, the low density residential classification was created to accommodate future sewer and water extensions to the Sonoma Lake area which has not happened. Planning Consultant Bomba believes from a health, safety and general welfare perspective, it is not appropriate to change the zoning classification. She stated there was a potential to have 3 to 4 additional lots on the island which would increase fire and flood hazards. The Leroy Township Planning Commission has recommended for disapproval. The County Planning Department also recommends for disapproval.

"Moved Rizor, supported by Bolton to not approve agenda item 8I, 10-13-09, Leroy Township: Zoning Map Amendment, Section 10, David Jacques as presented."

On a voice vote, Motion **CARRIED**.

J. 10-13-10, Marshall Township: Zoning Map Amendment, Section 28, Marshall Township

Staff recommended for approval.

K. "Moved Kesselring, supported by VanSickle to approve agenda item 8J, 10-13-10, Marshall Township: Zoning Map Amendment, Section 28, Marshall Township as presented."

On a voice vote, Motion **CARRIED**.

9. Department Report

Planning Consultant Bomba stated it was budget season and the budget was ready to go before the Board of Commissioners. She stated a new county department, Community Development, would be included in the budget submission. She explained the department would be located on the garden level and will include parks, Planning, MSU Extension and possibly more. Bomba stated she had bid on the planning portion of Community Development, which would continue as it had in the past.

Bomba stated the Commission had three terms expiring at the end of the year, Larry Rizor, Dan Kesselring and Becky Rocho. She stated that based on the bylaws, the vacancies would be advertised before any reappointments were made in order to try to get a full board.

10. Member Comments

There was none.

11. Public Comments

There were none.

12. Announcements

The next meeting is scheduled for January 27, 2014 at 4:00 p.m.

13. Adjournment

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Robert Bolton
Secretary